

THE
BOROUGH OF LEONIA
LEONIA, N.J.

APPLICATION FOR SITE PLAN APPROVAL

Planning Board

Application No.: _____

Date Received: _____

(Above to be filled out by the
Borough of Leonia)

CHECK WHERE APPROPRIATE

a) Application is hereby made for



Preliminary Site Plan Approval



Final Site Plan Approval



Conditional Use Approval

As herein described, and for the following relief in connection with Site Plan Review:



Variance from strict application of zoning ordinance pursuant to N.J.S.A.40:55D-- 70(c);
Leonía Land Development Ordinance



Other Use Variance for parking lot expansion.

b) Name of Applicant Kulite Semiconductor Products, Inc. Phone 201-461-0900 Fax 201-461-9813

Address 1 Willow Tree Road, Leonia, N.J. 07605

c) Present Owners of Land Kurtz, Anthony & Nora III, LLC

Names See above Addresses 1 Willow Tree Road
Leonía, N.J. 07605

d) Name of Development Kulite Willow Tree Parking Lifts - Use Variance Preliminary & Final Site Plan

Tax Assessment Map Designation: Block 503 Lot 26

Address Schor Avenue Zoning District LI (Commerce, Light Industry)

Last revised 11/27/17

- e) If applicant is a Corporation, list names and addresses of the following officers:

President Richard Martin 1 Willow Tree Road Leonia NJ 07605

Vice President Abraham Morcos 1 Willow Tree Road Leonia NJ 07605

Secretary Abraham Morcos 1 Willow Tree Road Leonia NJ 07605

Treasurer Abraham Morcos 1 Willow Tree Road Leonia NJ 07605

If applicant is a corporation or partnership, list names and address of all stockholders owning at least 10% of the outstanding stock of the corporation, or of all partners holding at least 10% interest in the partnership

Nora I. Kurtz - 76% 1 Willow Tree Road, Leonia, N.J.

Sandra Kurtz Goto - 24% 1 Willow Tree Road, Leonia, N.J.

- g) Names, titles, address, and phone numbers of all Surveyors, Engineers, Architects, planners, or attorneys involved in the preparation of this application.

Craig W. Stires, P.E. & Richard C. Mathews, PLS

Francis X. Regan, Esq., Decotis Law, Glenpointe Centre West, 500 Frank W. Burr Boulevard,

Suite 31, Teaneck, N.J. 07666 201-928-1100

- h) Do any protective covenants or deed restrictions exist? N/A
If so attach copy.

- i) State proposed use: Parking Facility with Parking Lifts

Check one: permitted use ()

Conditional use ()

Satisfaction of the requirements for conditional use approval should be demonstrated on the site plan.

Applicants for a variance in connection with site plan review should complete items demonstrated on the site plan.

Borough of Leonia
Site Plan Application

- i) If applying for a variance, cite and briefly summarize the regulation from which relief is sought. Section 290-26-D (Lot Area) - 21,937 SF existing & proposed vs 40,000 SF required
Section 290-26-D (Lot Width) - 114.53' existing & proposed vs 150' required.
Section 290-45-D. (Front Yard Setback) - 18' proposed vs 35' required.
Section 290-45-A.3 (Side Yard Setback) - 23' proposed vs 25' required.
- k) Briefly describe the proposed variation. Section 236-28-C.(1)(a) - (Parking Aisle Width) - 21' existing & proposed vs 24' required.
Section 236-28-B-(2) - (Parking Setback) - 7.3' existing & proposed vs 30' required
D-1 Use Variance - Parking Lifts are not listed as permitted in the LI Industrial zone.
- l) Why should the Planning Board grant the requested relief?
The installation of parking lifts will address a neighborhood need by providing space for 42 additional vehicles. With the addition of parking lifts the number of parking spaces increase from 46 to 88. All C
variances requested are due to pre-existing conditions at the site.

Has there been any previous request for relief from the Planning Board or the Board of Adjustment involving these premises?

If so, date filed 1999 BOA 2007 PB Disposition Approval of 46 Space Parking Lot
Approval of 3 - Story Office Building

m) Are there any existing violations of the Zoning Ordinance?

If so, describe See pre-existing Lot Area, Front & Side Yard Setback and Parking Aisle Width
and Setback listed above.

I certify that all statements and information contained in this and all documents submitted as part of this application are true and accurate.

Signature of
Applicant



Date 5-5-20

Borough of Leonia

Francis X. Regan

From: Dan Melfi <dmelfi@leonianj.gov>
Sent: Monday, July 13, 2020 7:21 AM
To: Francis X. Regan <fregan@decotiislaw.com>
Cc: Alyson Lazarus <alazarus@leonianj.gov>; Mark Moeller <mmoeller@leonianj.gov>; Rob Costa <robertc@costaeng.com>; Steinhagen, Daniel L. <DSteinhagen@beattielaw.com>
Subject: Willow Rd. and Schor Ave. Security Kiosk and Parking lifts

This email was sent from a source outside of our firm.

A review was completed on the revised plans, no date, with the addition of a security kiosk. The original plan is dated 11-4-19 for just parking lot car lifts. The parking lifts are considered a structure, therefore they have to comply with building setbacks [290-45-D] for the zone along with the required buffering. *The existing property is a parking lot, and is now proposed as a lot with an accessory structure. You are prohibited to have an accessory structure on a lot without a principle structure.*

Applicant: Kulite

Address: Corner of Willow Tree Rd. and Schor Ave.

Block: 503 Lot: 24, 25, 26 Zone LI

Your application was denied for the following:

236-3 Site Plan Approval

Site plan approval is required.

290-26-A Front yard setback / Willow Tree Rd.

Proposed front yard setback to the kiosk is 18 feet.
Required is 35 feet.

Proposed front yard to the parking lift is 28.75 feet.
Required front yard setback is 35 feet.

Front yard setback / Schor Ave.

Proposed parking lift front yard setback is 8.05 feet.
Required front yard setback is 35 feet.

290-26-B Side yard setback north side

Proposed kiosk side yard setback is 23 feet.
Required side yard setback is 25 feet.

Proposed parking lift side yard setback is 16.22 feet.
Required side yard setback is 25 feet.

290-26-C Rear yard setback / East side

Proposed parking lift rear yard setback is 23 feet.
Required rear yard setback is 50 feet.

290-26-D Lot size

Existing size is 34,436 square feet, 114.53 feet wide. [290-46]
Required lot size is 40,000 square feet, 150 feet wide.

290-26-F Landscaping and screening

Those portions of all front, rear, and side yards that are not used for off street parking, shall be attractively planted with trees, shrubs, plants and green grass as required by the Planning Board. Adequate screening, as required by the Planning Board, shall be installed and maintained in good condition for a depth of at least 15 feet along the property line of this district and any abutting residential district. This is substitute parking garage?

290-97-K Parking size requirement.

Proposed lift size is 8.5' x 16' & 8.5' x 18'
Required parking space size is 10' x 20'
What is the parking space size with a lift on it:

290-89-A-1 Use / Expansion of a non conforming use

MLUL - 40:55D-70d(2) The expansion or intensification of a lawfully created pre existing non conforming use. [D-2 variance] Expansion of parking

Any changes to the lot lighting?
Are the lifts lighted?

290-25F Parking facilities are permitted. Lifts are not. There is an existing parking lot there now, going from 46 to 88 spaces.

There are no ADA spaces.

Dan Melfi / Zoning Official

All correspondence conducted by email to Leonia officials or employees at the leonianj.gov domain or about municipal business to any email address to or from any official or employee are subject to the provisions and exceptions set forth in the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1 et. seq.

In short: Assume this email correspondence is public information.

ZONING CHECKLIST

This list is provided as a guide to the Leonia Zoning Ordinance. Use it to check if your plan complies with the zoning regulations. The Borough Code can be accessed on the Leonia website. Go to Government and click on Municipal Code.

NAME OF DEVELOPMENT: Kulite Willow Tree Parking Lifts

BLOCK 503 LOT 26

ADDRESS 1 Willow Tree Road, Leonia, N.J. 07605

NAME OF APPLICANT Kulite Semiconductor Products, Inc.

ZONING DISTRICT LI (Industrial)

I. USE: (See Zoning Ordinance for Categories)

Existing uses Parking Facility

Proposed uses
Principal Parking Facility with Parking Lifts
Accessory N/A

Are proposed principal and accessory uses permitted? Parking Facilities are permitted
conditional? prohibited?

Have conditional uses been approved by the Planning Board? No

Do accessory uses meet all conditions and limitations? No

Zoning Sections 45-D & 45-A.3 Existing N/A

Proposed 18' Front Yard Setback Standards 35'
23' Side Yard Setback 25'

II. LOT SIZE: (See Zoning Ordinance for Requirements)

lot area	40,000 SF	21,937 SF	No Change
lot width	150 FT	114.53 FT	No Change
lot depth	150 FT	285.36	No Change

Zoning LI (Industrial) **Existing** No Change

Proposed	Standards
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III. YARDS AND PLANTING AREAS: (See Zoning Ordinance for Requirements)

front yard	35 FT	7.33 FT	No Change
side yards	25 FT	a. 15.56 FT	b. No Change
rear yard	50 FT	N/A	N/A
combined side yard width	%	%	%
/total width			

Are all buildings the required distance from buildings on adjacent properties Yes

IV. ACCESSORY STRUCTURES:

existing accessory structures N/A

proposed accessory structures Security Kiosk

Do all accessory structures satisfy conditions and imitations? No

Do all walls and fences meet standards of height, design and construction. _____

Yes

ground area of accessory buildings 25 SF - Security Kiosk

OWNER'S CONSENT/AUTHORIZATION

I hereby certify that I am the owner Kurtz, Anthony & Nora III, LLC, of all that certain lot, piece or parcel of land known as Block 503, Lot 26, as shown on the Tax Map of the Borough of Leonia, New Jersey, also known as Schor Avenue which property is the subject of an application before the Leonia Land Use Board, and said application is hereby authorized by me. Furthermore, I authorize inspection of the property which is the subject of the application.

Owner's Signature: 

Date: 5-5-2020

BOROUGH OF LEONIA

PLANNING BOARD

TAX CERTIFICATION

NAME Kulite Semiconductor Products, Inc.

ADDRESS 1 Willow Tree Road, Leonia, N.J. 07605

BLOCK 503 LOT 26

CERTIFIED THIS 21st DAY OF April, 2020

DATE TAXES WERE PAID Jan. 28, 2020


TAX OFFICIAL

PLEASE BRING THIS FORM TO THE TAX CLERK FOR CERTIFICATION AND PRESENT TO THE BOARD THE NIGHT OF THE MEETING.

TAX

*Verify that this information accurately reflects
municipal tax records.*

Tax Collector
Leonia Borough
Bergen County



BOROUGH OF LEONIA

Application Addendum

Campaign Disclosure Form As required By Leonia Ordinance 02-04

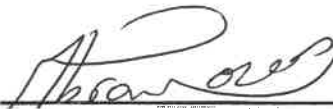
Applicant Name: Kulite Semiconductor Products, Inc.

Applicant Address : 1 Willow Tree Road, Leonia, N.J.

List all reportable campaign contributions made pursuant to NJSA 19:44-1 et seq. in the last twelve (12) months on behalf of or to any candidate for public office, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee in or pertaining to the Borough of Leonia.

Contribution	Date of Contribution	Amount
None		

I certify that the foregoing statements are true:



Signature

5-5-20

Date

RE: VARIANCE FOR BLOCK: 00503 LOT: 00024

At: SCHOR AVE

10/15/19

Block	Lot	Owner's Name	Property Address	Mailing Address
00503	00018 C0001	WANG, WEIFENG & ZHANG, YING	145 SCHOR AVE #1	145 SCHOR AVE, UNIT 1 LEONIA, NJ 07605
00503	00018 C0002	KIM, SUNG BUM	145 SCHOR AVE #2	145 SCHOR AVE #2 LEONIA NJ 07605
00503	00018 C0003	BAIK, NAM II & KYOUNG HEE	145 SCHOR AVE #3	145 SCHOR AVE, #3 LEONIA, NJ 07605
00503	00018 C0004	KIM, JOHN & KWON, LIZA	145 SCHOR AVE #4	145 SCHOR AVE, #4 LEONIA, NJ 07605
00503	00018 C0005	HAN, SANG CHUL & YOUNG JOO	145 SCHOR AVE #5	145 SCHOR AVE #5 LEONIA NJ 07605
00503	00018 C0006	AUM, MINYONG & NA-RAE KANG	147 SCHOR AVE #6	147 SCHOR AVE, UNIT #6 LEONIA, NJ 07605
00503	00018 C0007	WON, HELEN	147 SCHRO AVE #7	147 SCHOR AVENUE, APT 7 LEONIA, NJ 07605
00503	00018 C0008	CHOI, MYONG JOON	147 SCHOR AVE #8	147 SCHOR AVE, #8 LEONIA, NJ 07605
00503	00018 C0009	YANG, JINWOO & HEASUNG	147 SCHOR AVE #9	147 SCHOR AVE, UNIT 9 LEONIA, NJ 07605
00503	00018 C0010	YING, EN-JUN & PAN, RUI FANG	147 SCHOR AVE #10	147 SCHOR AVE #10 LEONIA NJ 07605
00503	00023	SCHOR GARDENS LLC	143 SCHOR AVE	162 LIBERTY STREET HACKENSACK, NJ 07601
00503	00027	PUBLIC SERV E & G TAX DEP T-6B	GRAND AVE REAR	80 PARK PLAZA NEWARK NJ 07102
00801	00002	KURTZ, ANTHONY & NORA III LLC	1 WILLOW TREE ROAD	1 WILLOW TREE RD LEONIA NJ 07605
00802	00001	MLM ASS. % MINMETALS	120 SCHOR AVE	120 SCHOR AVENUE LEONIA, NJ 07605
00802	00002	MT ZION BAPTIST CHURCH	124 SCHOR AVE	124 SCHOR AVE LEONIA NJ 07605
00802	00003	AGERICO AND LINGLINGAY	140 SCHOR AVE	140 SCHOR AVE LEONIA, NEW JERSEY
00802	00003 C0001	CHOI, DONG SIK & SHIN-JA CHIN	132 SCHOR AVE	132 SCHOR AVE LEONIA NJ 07605
00802	00003 C0002	LEE, EUGENE & SOOJIN SONG	136 SCHOR AVE	136 SCHOR AVENUE, #136 LEONIA, NJ 07605
00802	00003 C0003	LACANLALE, J., K., M., & C.	140 SCHOR AVE	140 SCHOR AVENUE LEONIA, NJ 07605
00802	00021	400 WILLOW TREE RD LLC	400 WILLOW TREE RD	ONE WILLOW TREE RD LEONIA, NJ 07605

TAX COLLECTOR / TREASURER'S OFFICE
 312 Broad Ave.
 Leonia, NJ 07605
 (201) 592-5780

Received from

For

Date

No.

061001

Amount \$ 10.00

Cash \$
 Check \$
 TOTAL \$

LEONIA
 TAX OFFICE

By

B:00503 L: 00018 C0001
145 SCHOR AVE #1
WANG, WEIFENG & ZHANG, YING
145 SCHOR AVE, UNIT 1
LEONIA, NJ 07605

B:00503 L: 00018 C0004
145 SCHOR AVE #4
KIM, JOHN & KWON, LIZA
145 SCHOR AVE, #4
LEONIA, NJ 07605

B:00503 L: 00018 C0007
147 SCHRO AVE #7
WON, HELEN
147 SCHOR AVENUE, APT 7
LEONIA, NJ 07605

B:00503 L: 00018 C0010
147 SCHOR AVE #10
YING, EN-JUN & PAN, RUI FANG
147 SCHOR AVE #10
LEONIA NJ 07605

B:00801 L: 00002
1 WILLOW TREE ROAD
KURTZ,ANTHONY & NORA III LLC
1 WILLOW TREE RD
LEONIA NJ 07605

B:00802 L: 00003
140 SCHOR AVE
AGERICO AND LINGLINGAY
140 SCHOR AVE
LEONIA, NEW JERSEY

B:00802 L: 00003 C0003
140 SCHOR AVE
LACANLALE, J., K., M., & C.
140 SCHOR AVENUE
LEONIA, NJ 07605

B:00503 L: 00018 C0002
145 SCHOR AVE #2
KIM, SUNG BUME
145 SCHOR AVE #2
LEONIA NJ 07605

B:00503 L: 00018 C0005
145 SCHOR AVE #5
HAN, SANG CHUL & YOUNG JOO
145 SCHOR AVE #5
LEONIA NJ 07605

B:00503 L: 00018 C0008
147 SCHOR AVE #8
CHOI, MYONG JOON
147 SCHOR AVE, #8
LEONIA, NJ 07605

B:00503 L: 00023
143 SCHOR AVE
SCHOR GARDENS LLC
162 LIBERTY STREET
HACKENSACK, NJ 07601

B:00802 L: 00001
120 SCHOR AVE
MLM ASS.%MINMETALS
120 SCHOR AVENUE
LEONIA, NJ 07605

B:00802 L: 00003 C0001
132 SCHOR AVE
CHOI, DONG SIK & SHIN-JA CHIN
132 SCHOR AVE
LEONIA NJ 07605

B:00802 L: 00021
400 WILLOW TREE RD
400 WILLOW TREE RD LLC
ONE WILLOW TREE RD
LEONIA, NJ 07605

B:00503 L: 00018 C0003
145 SCHOR AVE #3
BAIK, NAM II & KYOUNG HEE
145 SCHOR AVE, #3
LEONIA, NJ 07605

B:00503 L: 00018 C0006
147 SCHOR AVE #6
AUM, MINYONG & NA-RAE KANG
147 SCHOR AVE, UNIT #6
LEONIA, NJ 07605

B:00503 L: 00018 C0009
147 SCHOR AVE #9
YANG, JINWOO & HEASUNG
147 SCHOR AVE, UNIT 9
LEONIA, NJ 07605

B:00503 L: 00027
GRAND AVE REAR
PUBLIC SERV E & G TAX DEP T-6B
80 PARK PLAZA
NEWARK NJ 07102

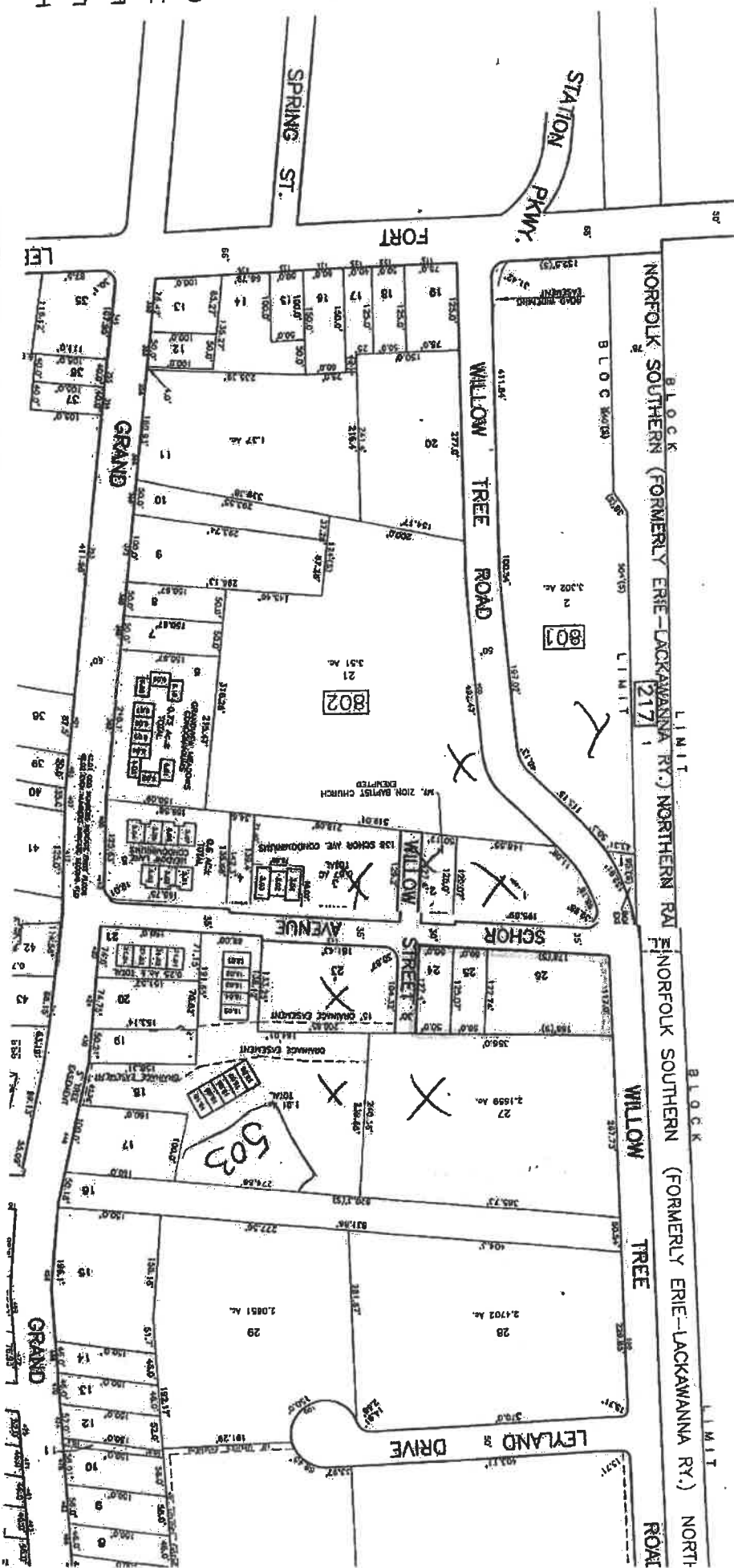
B:00802 L: 00002
124 SCHOR AVE
MT ZION BAPTIST CHURCH
124 SCHOR AVE
LEONIA NJ 07605

B:00802 L: 00003 C0002
136 SCHOR AVE
LEE, EUGENE & SOOJIN SONG
136 SCHOR AVENUE, #136
LEONIA, NJ 07605

SEE SHEET

SEE S

SEE SHEET



SITE PLAN REVIEW APPLICATION CHECKLIST

FOR PUBLIC HEARING SUBMISSION: PLEASE SUBMIT ONE (1) TYPE WRITTEN, SIGNED COPY ONLY

NAME OF PROJECT: Kulite Willow Tree Parking Lifts - Use Variance

NAME OF OWNER: Kurtz , Anthony & Nora Kurz III, LLC (Lot 26)

NAME OF APPLICANT: Kulite Semiconductor Products, Inc

ADDRESS OF APPLICANT: 1 Willow Tree Road PHONE: 201-461-0900

TAX ASSESSMENT MAP DESIGNATION: BLOCK 503 LOT 26

STREET ADDRESS: 1 Willow Tree Road, Leonia, N.J. 07605

Use this checklist as a guide to the procedural requirements that must be met before the Planning Board will review a site plan application. Below are listed the submissions that constitute a site plan application, and the specifications of form and content for a properly drafted survey and site plan.

For the design criteria by which the Planning Board judges a site plan application, please refer to the Land Development Ordinance of the Borough of Leonia. The Ordinance may be purchased from the Leonia Borough Clerk. For a general description of and timetable for site plan review, see "Overview, Procedures, and Submission Requirements".

Please check the "Yes" box after items submitted, and the "Not Applicable" box after items not required.

- | | Yes | N/A |
|--|-------------------------------------|--------------------------|
| A: One (1) Typed and signed site plan application form and Twenty Four (24) copies | <input checked="" type="checkbox"/> | |
| B: Copy of covenants or deed restrictions | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C: Fees: Site Plan/Subdivision Application | <input checked="" type="checkbox"/> | |
| Engineering, Legal, & Planning Escrow | <input checked="" type="checkbox"/> | |
| D: 2 copies of certified survey, drafted to the specifications listed below, and folded separately to a size no smaller than 10" x 14" with the title blocks showing | <input checked="" type="checkbox"/> | |
| E: 24 copies of the site plan, drafted to specifications listed below, and folded into separate packets not smaller than 10" x 14" with the title blocks showing. | | |

**Borough of Leonia
Site Plan Application**

Yes _____ N/A _____

F: 1 completed and clean copy of this checklist.



G: *Environmental Impact Statement, for residential developments of 100 units or more or non-residential developments with a gross aggregate floor area of 40,000 sq. ft. or more. Consult Planning Board Engineer for format.



The following applications must be approved by the appropriate agencies before the Planning Board will grant site plan approval. To avoid delay submit the requirements of the Planning Board and other agencies concurrently.

H: Bergen County Site Plan approval, for:

- a. Development within 100 feet of a County Road, or within 100 feet of a water course, or larger than one acre, that either requires off-site parking for 5 vehicles or more, or produces direct or indirect surface run off to a County road.
- b. Any development abutting a County Road other than residential structures containing 4 or fewer units.

Applications, instructions and copies of the County Site and Plan Review Resolution are available from the Bergen County Planning Board, Hackensack, NJ 07601.



I: The New Jersey Soil Conservation District Soil Erosion and Sediment Control Plan Certification, for projects that will disturb more than 5,000 sf of surface area of land, except for the construction of a single, detached one-family house (Plan submittal is required — certification may be a condition of approval at the sole discretion of the Planning Board).



In some instances, the approval of certain State agencies is required. Consult the Board Engineer (State Department of Transportation, Environmental Protection Agency etc.).

Not Applicable _____ ()

_____ ()

**Borough of Leonia
Site Plan Application**

The two principal means of describing a project to the Planning Board are through the survey and the site plan. Almost all required information is to be conveyed, in either graphic or tabular form, on these two documents. Both must meet the specifications for form and content listed below. Please check the "Yes" box after items included in your survey or site plan, the "No" box if the item is missing, and the "Not Applicable" box if the item does not apply to your application.

	<u>Y</u>	<u>N</u>	<u>NA</u>
SURVEY certified by a licensed land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Title Block. Containing:</u>			
Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name and address of owners or corporate officers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax assessment map designation, by block & lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Names, address, telephone numbers, seals, and signatures of the surveyors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date of survey and revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scale, 1 "20" or 1 "=10"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Graphic presentation of:</u>			
North arrow indication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing contours at intervals of 2 feet, or 1 foot for grades of less than 5%, referenced to a benchmark, and extending not less than 10 feet beyond the lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geographic features, watercourses, marshes, rock outcrops, cliffs, ponds, wooded areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location and identification of existing planting over 8" in diameter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Borough of Leonia
Site Plan Application**

Y N N/A

Graphic presentation, continued:

Existing:

Setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Areas dedicated to public use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location of existing buildings and structures, including walls, fences, culverts, and bridges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of street center line, edge of pavement, curb openings and curb and gutter openings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of existing utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location and size of existing sanitary lines, including pipe size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
direction of flow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location and size of existing storm drainage, including pipe size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
direction of flow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of other existing drainage			
Location of existing water lines, fire alarm boxes and hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE PLAN completed by a licensed architect, planner or engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Title Block, containing:</u>			
Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Names and address of owners and corporate officers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax assessment map designation by block and lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Names, addresses, telephone numbers, seals, and signatures of Architects, Planners, or Engineers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Borough of Leonia
Site Plan Application

Y N N/A

Graphic Presentation. Continued:

Date of plan and revisions

☒ ☐ ☐

Scale of graphic presentation at 1" = 20' or 1" = 10' matching survey

☒ ☐ ☐

Key Map. Containing:

Use Borough tax map

Scale, 1" = 400'

☒ ☐ ☐

North arrow with same orientation as site plan and survey

☒ ☐ ☐

Property in question

☒ ☐ ☐

All properties within 200' identified by lot and block number

☒ ☐ ☐

The zoning districts applicable to those properties

☒ ☐ ☐

Location of all principal structures on those properties

☒ ☐ ☐

All water courses within 200'

☒ ☐ ☐

All drainage within 200', or within 500' for lots larger than 50,000 sq. ft.

☒ ☐ ☐

All driveway intersections with the public streets within 200'

☐ ☐ ☒

Tabular presentation of names and address of all property owners and principal uses of all properties within 200', keyed to key map

☒ ☐ ☐

Graphic presentation completely dimensioned containing:
North arrow with same orientation as survey

☒ ☐ ☐

TOPOGRAPHIC DATA

Existing and proposed contours to survey specifications

☒ ☐ ☒

Proposed contour lines should be solid, and proposed spot elevations boxed. Existing contour lines should be broken and existing spot elevations unboxed.

☒ ☐ ☐

Geographic features to survey specifications

☒ ☐ ☐

Borough of Leonia
Site Plan Application

Y N N/A

Graphic presentation continued:

BUILDING STRUCTURES

Preliminary architectural plans for proposed buildings and structures, and existing buildings and structures to be retained, including:

Location

Dimensions

Typical floor plans

All architectural elevations, with heights indicated, and surfacing materials and colors noted

Pedestrian and vehicular entrances to buildings

Grades and finished floor elevations

Tabular presentation of:

Aggregate floor area

Proposed uses

Estimated number of employees, occupants, or users

ACCESS

Means of vehicular and pedestrian access to site

Sidewalks, walkways, driveways, and dropped curbs showing:

Location

Dimensions

Grading

Typical detailed construction cross sections

Proposed traffic channels

Other means of controlling vehicles and pedestrians

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Y N N/A

Graphic presentation. continued:

PARKING

Location and dimensioned layout of:

Loading areas

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Parking areas

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Tabular presentation of:

Number of spaces required

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Calculations

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Number of spaces proposed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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COVERAGE

Total area of lot

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Area and % of property covered by buildings

Area and % of property covered by parking areas, walks, driveways and paved streets

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Area and % of property dedicated to green or recreational space

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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OUTDOOR ILLUMINATION

Retained and proposed illumination including street lights showing:

Location

Existing Parking Lot Lighting to Remain

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Direction of illumination

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Type of fixture and mounting height

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Color of lights

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Power

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Hours of operation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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0.5 foot candle photometrics

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Y N N/A

Graphic presentation continued:

TREES AND SHRUBBERY

Location and identification of retained and proposed planting

☐ ☐ ☒

Tabular Presentation:

Planting schedule providing

Symbols keyed to plan

☐ ☐ ☒

Quantity

☐ ☐ ☒

Common names

☐ ☐ ☒

Scientific names

☐ ☐ ☒

Planting size

☐ ☐ ☒

Root treatment

☐ ☐ ☒

Mature growth size

☐ ☐ ☒

OTHER SCREENING

Retained and proposed non-vegetative screening showing:

Location

☒ ☐ ☐

Dimensions

☒ ☐ ☐

Materials and type of construction

☒ ☐ ☐

Architectural elevations

☒ ☐ ☐

Cross sections

☐ ☐ ☒

UTILITIES

Location of retained and proposed utilities, including adjacent overhead lines

☒ ☐ ☐

Y N N/A

Graphic Presentation, Continued:

STORM DRAINAGE

Location and dimensions of retained and proposed drainage

☒ ☐ ☐

Tabular presentation of:

Kinds of surface area contributing to drainage calculations

☐ ☐ ☒

Design criteria used in calculations, as stipulated by the
City Engineer

☐ ☐ ☒

Graphic presentation continued:

SEWERAGE

Location and size of retained and proposed sanitary sewer lines including:

Pipe size

☐ ☐ ☒

Grades

☐ ☐ ☒

Direction of flow

☐ ☐

SANITATION

Location and nature of retained and proposed facilities for
garbage and refuse storage and removal

☐ ☐ ☒

FIRE PROTECTION

Location of retained and proposed water lines, valves, fire
alarm boxes, hydrants and fire lanes

☒ ☐ ☐

SIGNS

Retained and proposed signs, including:

Sketch to scale with graphics and lettering

☐ ☐ ☒

Location, elevation, and dimensions

☐ ☐ ☒

Method of attachment

☐ ☐ ☒

Borough of Leonia
Site Plan Application

Y N N/A

Graphic presentation, continued:

Illumination

☐ ☐ ☒

Colors

ADDITIONAL INFORMATION requested by the Planning Board

_____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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In summary, a site plan should include the following elements:

- a: Title block
- b: Key map
- c: Ownership table
- e: Main graphic presentation e: Usage table
- f: Parking table
- g: Coverage table
- h: Planting schedule
- i: Lighting schedule
- j. Drainage table

NOTE: An application will not be deemed complete until all requirements, including any additional information requested by the Planning Board, are met.

SIGNATURE OF APPLICANT:  DATE: 5-5-20